

## **ORDINANCE NO. O-81-1**

An ordinance establishing zoning regulations in the City of Missouri City, Texas; regulating and restricting the use, size, height and density of buildings and other structures, the percentage of lots that may be occupied, the size of yards and other open spaces, the density of population and the location and use of buildings, structures and land for trade, industry, residences and other purposes; dividing the city into districts and use areas; adopting a zoning map showing the location and boundaries of the various districts and use areas; providing for exceptions; providing regulations for nonconforming uses; providing for the administration, enforcement, interpretation and amendment to this ordinance; providing for a board of adjustment and prescribing its powers and duties; providing definitions; providing a penalty; and providing a severability clause.

**Whereas**, articles 1011a through 1011j, Texas Revised Civil Statutes, as amended, [V.T.C.A., Local Government Code § 211.001 et seq.] empower the city to enact a zoning ordinance and to provide for its administration, enforcement and amendment; and  
**Whereas**, the city council now deems it necessary, for the purpose of promoting and protecting the health, safety and general welfare of the city and its inhabitants, to enact a zoning ordinance; and

**Whereas**, the city planning and zoning commission has recommended the enactment of a zoning ordinance; and

**Whereas**, as a basis for and in furtherance of such recommendation, the city planning and zoning commission has divided the city into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and design to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to facilitate adequate provisions for transportation; to promote health and general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate adequate provisions of water, sewage, schools, parks and other public requirements; and

**Whereas**, the city planning and zoning commission has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality; and

**Whereas**, the city planning and zoning commission has made a preliminary report, has given due notice of hearing relating to zoning districts, regulations and restrictions, has held such public hearing, and has submitted its final report to the city council; and

**Whereas**, the city council has given due notice of hearing relating to zoning districts, regulations and restrictions, and has held such public hearing; and

**Whereas**, all requirements of articles 1011a through 1011j, Texas Revised Civil Statutes, as amended, [V.T.C.A., Local Government Code § 211.001 et seq.] have been met and the preparation of the reports and recommendations of the city planning and zoning commission and subsequent action of the city council have been made; now therefore,

**Be it ordained by the city council of the City of Missouri City, Texas:**

**SECTION 1.  
TITLE OF ORDINANCE**

This ordinance shall be known and may be cited as "The City of Missouri City Zoning Ordinance."